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3.0 PROJECT DESCRIPTION

3.1 INTRODUCTION

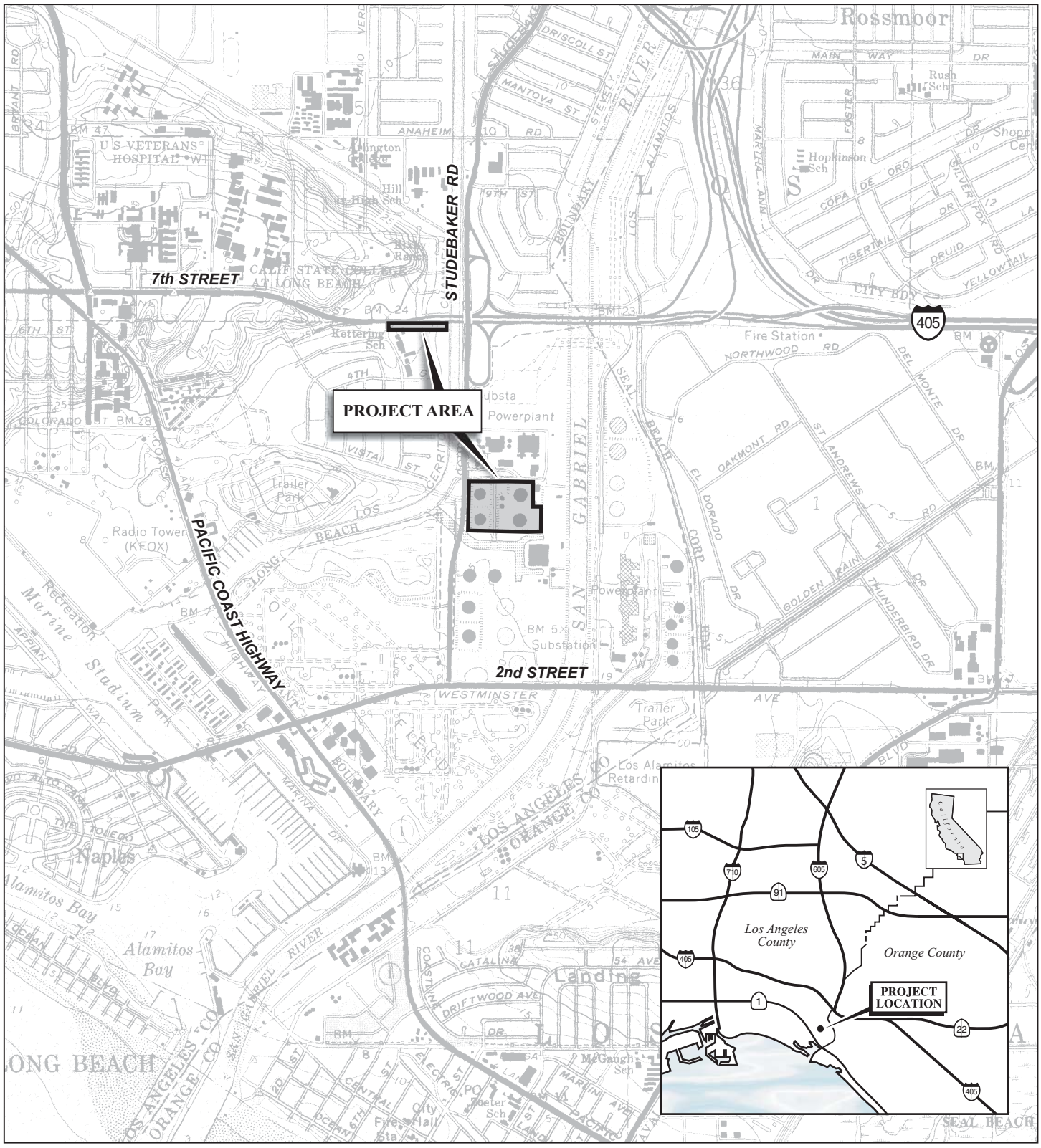
This Recirculated Draft Environmental Impact Report (EIR) has been prepared to evaluate environmental impacts that may result from the development and operation of a commercial retail center that includes a Home Depot design center on a 16.7-acre development parcel, which is located within a larger 17.8-acre parcel in the City of Long Beach (City). The proposed project also includes landscaping of 1.37 acres southeast of the intersection of 7th Street and Silvera Avenue. The City, as the Lead Agency, has the authority for preparation of this Recirculated Draft EIR and, after the comment/response process, certification of the Final EIR (FEIR) and approval of the proposed project. The City and Responsible Agencies have the authority to make decisions on discretionary actions relating to the development of the proposed project. This EIR is intended to serve as an informational document to be considered by the City and the Responsible Agencies during deliberations on the proposed project.

3.2 PROJECT SETTING AND HISTORY

The proposed Home Depot site is located in the southeastern portion of the City between the San Gabriel River and the Los Cerritos Channel in the County of Los Angeles. Comprising 16.7 acres, the proposed project site is located at 400 Studebaker Road at the intersection of Studebaker Road and Loynes Drive. The proposed off-site landscaped open space area is southeast of the intersection of 7th Street and Silvera Avenue. A map showing the vicinity of the project area and site location is shown in Figure 3.1.

The proposed Home Depot site is currently developed as a “tank farm” and contains aboveground storage tanks (ASTs), pipelines, and equipment associated with petroleum product storage and transfer. Tanks 1–4 were used to store fuel oil for the surrounding electric generating plants. These ASTs are currently disconnected from the system and have capacities that range between 5.9 and 9.4 million gallons. Tanks 1 through 3 are empty, and Tank 4 contains approximately 30 inches of settled sludge collected from the bottom of all the tanks. Two smaller ASTs store cutter stock fuel (used to separate types of fuels transported through the pipelines). The capacity of the northern AST is 1.2 million gallons, and the southern AST’s capacity is 840,000 gallons. The smaller of these two tanks is owned and operated by the Los Angeles Department of Water and Power (LADWP), and the other is owned and operated by Pacific Energy. The ASTs are located in bermed and lined retention basins designed to capture accidental petroleum spills. The site also contains a former hazardous material storage area, a hose storage building, a pig launching area (a series of piping and valves used to insert “pig” into the pipelines to clean them), an equipment building, underground and aboveground pipelines, two pump areas, and heating units with cylindrical natural gas tanks.

A former operator, the Edison Pipeline and Terminal Company (EPTC), used the property as part of an interconnected terminal and distribution network for various petroleum-based fuels. The former EPTC terminal and distribution network contained pipelines that connected each of the four large



LSA

FIGURE 3.1

N

0 1000 2000

FEET

SOURCE: USGS 7.5' Quads - Seal Beach & Los Alamitos, Ca.

Home Depot East Long Beach

Project Location

I:\CLB430A\G\Location.cdr (5/25/06)

ASTs on the property to six major oil refineries in Southern California and collection/distribution points at the Port of Long Beach and Rancho Dominguez.

The project site and much of the surrounding area is subject to the Local Coastal Program (LCP), a City of Long Beach and California Coastal Commission approved land development and land use plan. The land use designation in the City's General Plan is Land Use District (LUD) No. 7, Mixed Use. LUD No. 7 is intended for the careful and synergistic blending of different types of land uses to vitalize an area and to support urban structure.

The site is located in Subarea 19 of the PD-1 zoning district, also known as the Southeast Area Development and Improvement Plan (SEADIP) area. Land uses permitted in Subarea 19 are based on the General Industrial (IG) zoning district. SEADIP is a Planned Development district in the City of Long Beach. Planned Development (PD) districts are zoning districts intended only for specific areas of the City. These PD districts allow flexible development plans for areas of the City that may benefit from the formal recognition of unique or special land uses and the definition of special design policies and standards not otherwise possible under conventional zoning district regulations. Purposes of the Planned Development district include permitting a compatible mix of land uses, allowing for planned commercial areas and business parks, and encouraging a variety of housing styles and densities (City of Long Beach Zoning Code, Chapter 21.37).

The SEADIP district has a total of 33 subareas, providing for a total community of residential, business, and light industrial uses integrated by an extensive system of parks, open space, and trails. In reviewing and approving site plans and tract maps for development of the areas within SEADIP, the City is guided by the goals and polices of this PD district. The environmental effects of SEADIP were evaluated in the Southeast Area Development and Improvement Plan Final Environmental Impact Report (EIR) (City of Long Beach, April 1977).

There are two water supply channels from the Los Cerritos Channel immediately surrounding the proposed Home Depot site to the north and south. These channels provide cooling water for two groups of electric generating plants, both of which are operated by AES Alamitos, LLC. The LADWP Haynes Generating Station is located to the southeast of the project site across the San Gabriel River. There is also a petroleum storage tank farm operated by Pacific Energy located to the south. Studebaker Road forms the western boundary of the proposed Home Depot site, and facilities associated with the AES generating plants are located adjacent to the eastern boundary of the site. There are residential communities located across the Los Cerritos Channel to the west and across the San Gabriel River to the east. The Los Cerritos Wetlands are located south of the storage tank farm operated by Pacific Energy and across the Los Cerritos Channel south of the proposed Home Depot site. An aerial map showing the location of the project in the context of its surrounding land uses, which include a mix of industrial and residential uses, is shown in Figure 3.2.

Properties surrounding the site to the north, south, and east are designated LUD 7 in the General Plan and are also located within Subarea 19 of the PD-1 (SEADIP) district. There is a small area immediately west of the proposed Home Depot site (on the east side of the Los Cerritos Channel) that is located in Subarea 24 of SEADIP/PD1. The parcel located south of Loynes Drive is planned for an overlook and interpretive center for the Los Cerritos Wetlands, and the parcel located north of Loynes Drive is planned for use as a park and playground facility. The residential area west of the site

LSA

Legend

Project Boundary

N

0 450 900

FEET

SOURCE: WINDOWS LIVE LOCAL/USGS (2006)

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FIGURE 3.2

Home Depot East Long Beach

Aerial Photo

(University Park Estates) is located in Subarea 9 of PD-1 and was developed as single-family homes in accordance with Special Permit No. S-158-62. The area is designated as LUD 7 in the City's General Plan. Development and land use standards for this residential neighborhood are in accordance with the R-1-N single-family residential zoning district.

Direct access to the proposed Home Depot site is provided via Studebaker Road and at the intersection of Studebaker Road and Loynes Drive. Studebaker Road, which currently terminates south of the project site, is classified as a Major Arterial in the Circulation Element of the City's General Plan. Loynes Drive is classified as a Collector Street.

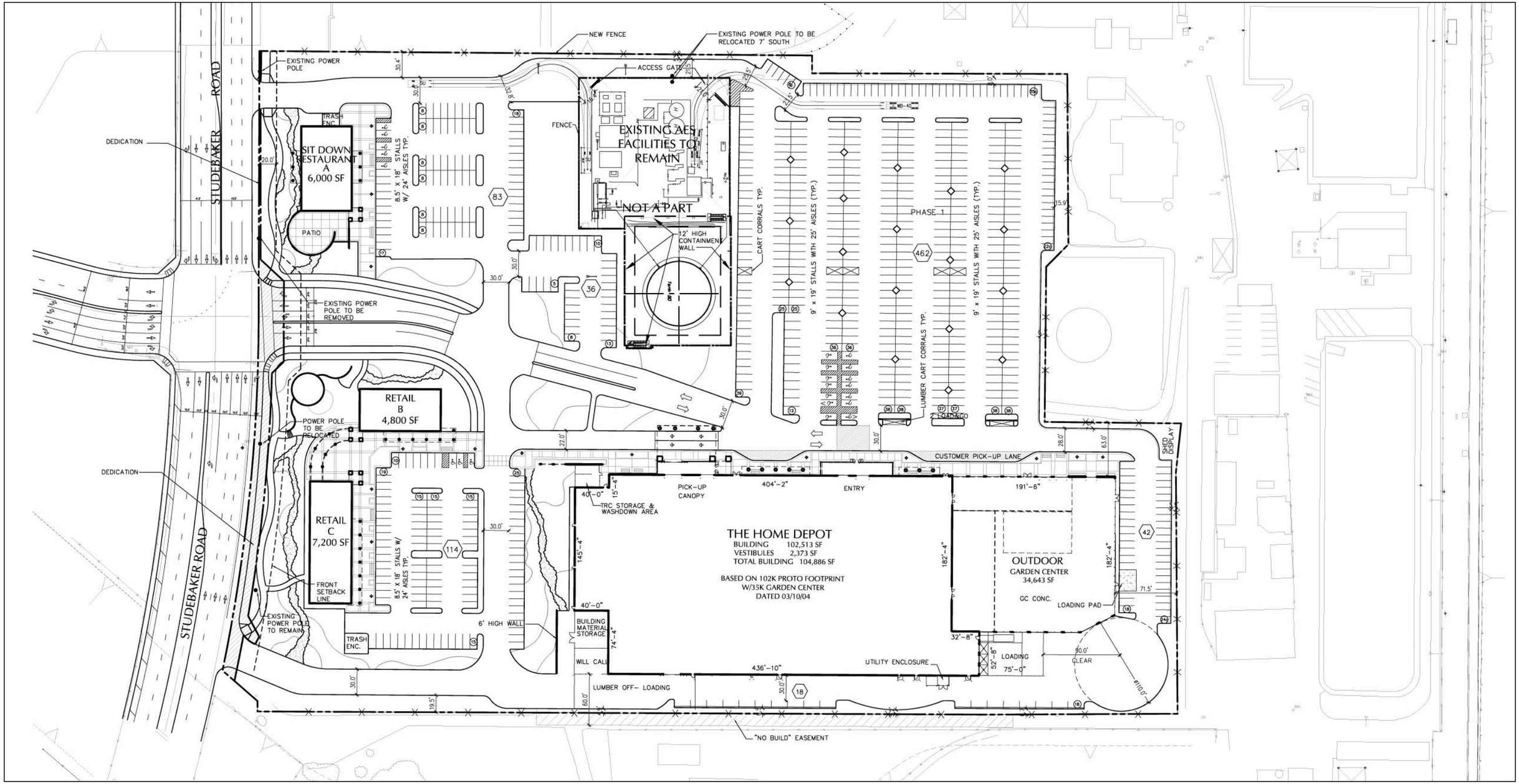
3.3 PROJECT CHARACTERISTICS

The proposed project includes a Site Plan Review, a Conditional Use Permit, a Local Coastal Development Permit, Standards Variances (for open space and curb cuts), and a tentative parcel map to develop a Home Depot design and garden center, additional commercial retail buildings, a restaurant, parking, and associated site improvements. The project has a total of 155,156 square feet of commercial space, including a 102,513-square-foot home improvement store with a 34,643-square-foot garden center; a 6,000-square-foot sit-down restaurant with an approximately 2,050-square-foot outdoor eating area; and 12,000 square feet of other retail uses. A total of 754 parking spaces are proposed for the development consistent with City of Long Beach Zoning Code requirements. Table 3.A provides a breakdown of project square footage, and Figure 3.3 is a conceptual site plan for the proposed Home Depot site. The net development site is 16.7 acres. The proposed project includes landscaping of approximately 1.37 acres located southeast of the intersection of 7th Street and Silvera Avenue. Additional information about this open space area is included below (Landscaping and Open Space). The proposed project is intended to be consistent with "Green Building" principles, which promote energy conservation and environmentally sensitive design, and as provided for in project conditions of approval.

Table 3.A: Total Proposed Building Area

	Tentative Use	Square Footage
Home Depot	Store	102,513
	Garden Center	34,643
	Vestibules	2,373*
Pad A	Restaurant	6,000
	Outdoor Seating	2,050*
Pad B	Retail	4,800
Pad C	Retail	7,200
Total		155,156

* Outdoor seating area and vestibules not included in total building area



LSA

FIGURE 3.3

0 50 100
FEET

SOURCE: Greenberg Farrow (12/19/05)

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Home Depot East Long Beach
Conceptual Site Plan

The entire Home Depot project site at the intersection of Studebaker Road and Loynes Drive will remain under one ownership. 0.63 acre of the 1.37-acre open space area at the corner of 7th Street and Silvera Avenue will be deeded to the City of Long Beach for inclusion in its inventory of open space areas. Home Depot and other tenants will lease portions of the Home Depot project site from the landowner/applicant, Studebaker LB, LLC.

The LADWP AST and associated equipment and pipelines, the former hazardous material storage area, the hose storage building, the pig launching area, Tanks 1–4, Tank 6, and associated aboveground and underground piping will be removed as part of the project. Utility lines serving the existing distribution facility that are affected by the proposed project will be removed and/or relocated.

The Pacific Energy receiving and pump station in the northern portion of the site will remain in place after construction of the project. This area will consist of a lined retention basin that contains the cutter stock oil AST, a heating unit, two cylindrical natural gas tanks, a lube oil tank, pumps, the equipment room, and associated piping. The facility occupies 1.1 acres of the 17.8-acre parcel. In addition, the existing aboveground pipelines connecting this area to the Pacific Energy tanks (via the central portion of the site) will be rerouted through the property.

The Pacific Energy distribution facility will be separated from the commercial portion of the project site by a 12-foot-high screening fence. New gates into the pump station will be constructed on the northwest and northeast side of the station for maintenance and operations access by Pacific Energy personnel. In addition, a 12-foot-high concrete containment wall will be installed around the existing cutter tank immediately south of the pump station.

Any soils encountered that are contaminated with substances determined to be at hazardous concentrations will be removed in accordance with local, State, and federal standards and will be transported to a State-approved facility.

A more detailed description of project facilities is presented below. Table 3.B provides a list of project components and a description of each.

Table 3.B: Project Components

Project Component	Description
Local Coastal Development Permit	• City of Long Beach permit to allow for the construction of the proposed project in the Coastal Zone
Conditional Use Permit (CUP)	• Permit to allow retail trade in Subarea 19 of PD-1 (SEADIP)
Site Plan Review	• Review of project design, including the location and height of proposed fences and the type and amount of landscaping
Tentative Parcel Map	• Creation of parcel for existing tanks and equipment to remain

Project Component	Description
Variances	1. Exception from the Long Beach Municipal Code to permit the construction of the following curb cuts on Studebaker Road in lieu of the allowable 24-foot-0-inch-wide curb cuts. • A 68-foot-0-inch-wide curb cut at Loynes Drive • A 35-foot-0-inch-wide curb cut at the southern boundary of the site • A 30-foot-0-inch-wide curb cut at the northern boundary of the site 2. Exception from Long Beach Ordinance No. C-7827 to permit development in PD-1 (SEADIP) with less than 30 percent of the site to be retained for usable open space.
On-Site Circulation and Off-Site Street Improvements	• Three vehicular access driveways • 754 parking spaces • Streetscape improvements to the east side of Studebaker Road, including a 10-foot-wide sidewalk, parkway, and street right-of-way dedication • Design and construct pedestrian access across the Loynes Drive bridge just west of Studebaker Road
Site Demolition and Debris Removal	• Grading • Fill removal and recompaction • Removal of existing structures (e.g., tanks) and other property improvements
Construction of Home Depot facilities, including:	• 102,513-square-foot home improvement store • 34,643-square-foot garden center • 2,373 square foot vestibules • Loading area/loading dock
Construction of ancillary commercial retail facilities and restaurant, including:	• 4,800-square-foot commercial retail building • 7,200-square-foot commercial retail building • 6,000-square-foot sit-down restaurant with a 2,050-square-foot outdoor seating area or patio
Project Lighting	• Approximately fifty 40-foot-tall light poles in parking areas with metal halide lamps and appropriate shading to minimize light impacts. Additional lights will be mounted to buildings.
Project Signage Program	• The project includes a comprehensively planned master sign program.

Project Component	Description
Project Landscaping and Open Space	• Parkway landscaping • Perimeter landscaping • Parking lot landscaping • On-site landscaping • Landscaping of 1.37-acre site located southeast of the intersection of East 7th Street and Silvera Avenue, adjacent to the Channel View Park bike path
Sanitary Sewer Connection	• Construction and operation of a private lift station with grinder pumps and a lined concrete holding tank with odor control system • Two-inch low-pressure pipeline (force main) construction from project site to a connection near the intersection of Loynes Drive and Vista Street • Replacement of 265 feet of existing 8-inch public sewer with a 10-inch sewer in Vista Street between Daroca Street and Margo Street • Replacement of 261 feet of 8-inch sewer with a 10-inch-diameter sewer between the manhole at Daroca and Vista Street and the first manhole in the Golf Course
Gas Line Extension	• Four-inch gas line connecting to an existing 14-inch gas line at the intersection of Studebaker Road and Seventh Street or an existing 16-inch gas line in Studebaker Road
Pipeline Relocation	• All three Pacific Energy lines will be rerouted along planned roads and parking areas • AES pipelines will be demolished and communication lines rerouted to planned roads and parking areas • LADWP pipeline will remain in its current location; the pig receiving facilities will be relocated to the Haynes Station
Water Quality Improvements	• Treatment Best Management Practices (BMPs) such as trash and oily water separators and bioretention for treatment of runoff from the site

Operations. The Home Depot design and garden center would operate seven days a week. The proposed center would maintain hours of operation from 5:00 a.m. to 11:00 p.m. Monday through Friday, 6:00 a.m. to 10:00 p.m. on Saturday, and 7:00 a.m. to 10:00 p.m. on Sunday.

Project Facilities

Home Depot Building. The Home Depot design and garden center building would be located on the southern portion of the property and would face north. The proposed building would consist of a tilt-up concrete structure with approximately 102,513 square feet and exterior canopies and various architectural enhancements. The main portion of the building would have a height of 30 feet and

would include an entry canopy extending above the building to a height of 35 feet. The proposed garden center would consist of approximately 34,643 square feet in a screen mesh enclosure on the east side of the main building. A customer pickup canopy is proposed on the northern facade of the building. A loading area consisting of four roll-up doors and a depressed loading dock would be located in the rear of the building facing east. At-grade loading areas will be provided at the southeast, and west sides of the main building for lumber and garden center deliveries. Figure 3.4 shows proposed building elevations.

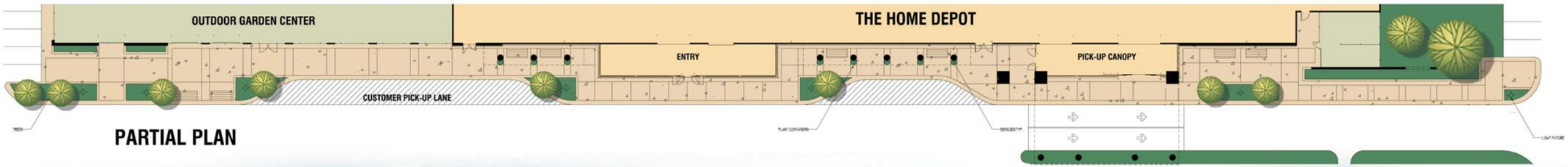
Restaurant. The project also includes a 6,000-square-foot sit-down restaurant with a 2,050-square-foot outdoor seating area or patio (Pad A). The restaurant will be located in the northwest corner of the project site adjacent to Studebaker Road. Figure 3.5 shows proposed building elevations.

Commercial Retail Buildings. The commercial retail buildings would consist of two separate structures. The first building would be located in the west-central portion of the project site adjacent to Studebaker Road and would include approximately 4,800 square feet (Pad B). The second commercial retail building would be located in the southwest portion of the project site, also adjacent to Studebaker Road, and would consist of approximately 7,200 square feet (Pad C). These buildings may be occupied by a variety of commercial retail uses, permitted or conditionally permitted, in Subarea 19 of PD-1, including building materials and hardware stores, garden supply stores, mobile home dealers, general merchandise stores, food stores, automotive dealers, gasoline service stations, apparel and accessory stores, home furniture, furnishings, and equipment stores, and miscellaneous retail stores. The composition of the tenants is related to market area in terms of size, location, and type of store. For the purposes of this environmental analysis, the commercial retail buildings (Home Depot and Pads A, B, and C) are assumed to be part of a shopping center,[1] as defined by the Institute of Transportation Engineers (7th Edition, Volume 3), that functions as a integrated group of commercial establishments that are planned, developed, owned, and managed as a unit. Figure 3.6 shows proposed building elevations for the commercial retail buildings.

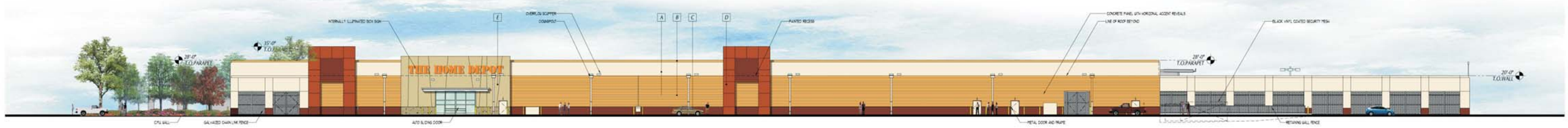
Access, Parking, and Circulation. As shown in Figure 3.3, access to the site will be provided by a new primary entry at the signalized intersection of Studebaker Road and Loynes Drive and by two new secondary entries providing right in/right out access from Studebaker Road. A four-lane drive aisle leading from the intersection of Studebaker Road and Loynes Drive to a two-lane drive aisle adjacent to the Home Depot building will facilitate on-site circulation. Delivery trucks will access the loading area via a 30-foot drive aisle that will run behind the Home Depot building along the southern project boundary. Parking will generally be located in the north portion of the project site and will consist of a paved lot with driveway access to Studebaker Road and Loynes Drive (see Figure 3.3, Site Plan). The proposed project includes 754 parking stalls in adherence to City Zoning Code parking requirements.

[1] Shopping centers include neighborhood centers, community centers, regional centers, and super regional centers.

NORTH ELEVATION

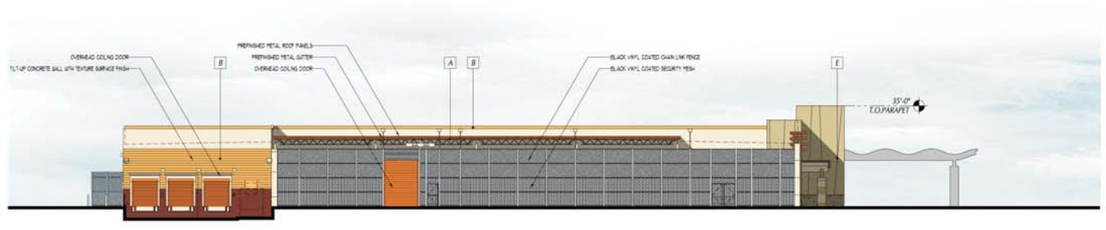


PARTIAL PLAN



SOUTH ELEVATION

WEST ELEVATION



EAST ELEVATION

LSA

FIGURE 3.4

0 30 60
FEET

SOURCE: Greenberg Farrow (12/20/05)

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Home Depot East Long Beach

Conceptual Home Depot Elevations

EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

PARTIAL PLAN

LSA

FIGURE 3.5

0 12 24
FEET

SOURCE: Greenberg Farrow (9/8/05)

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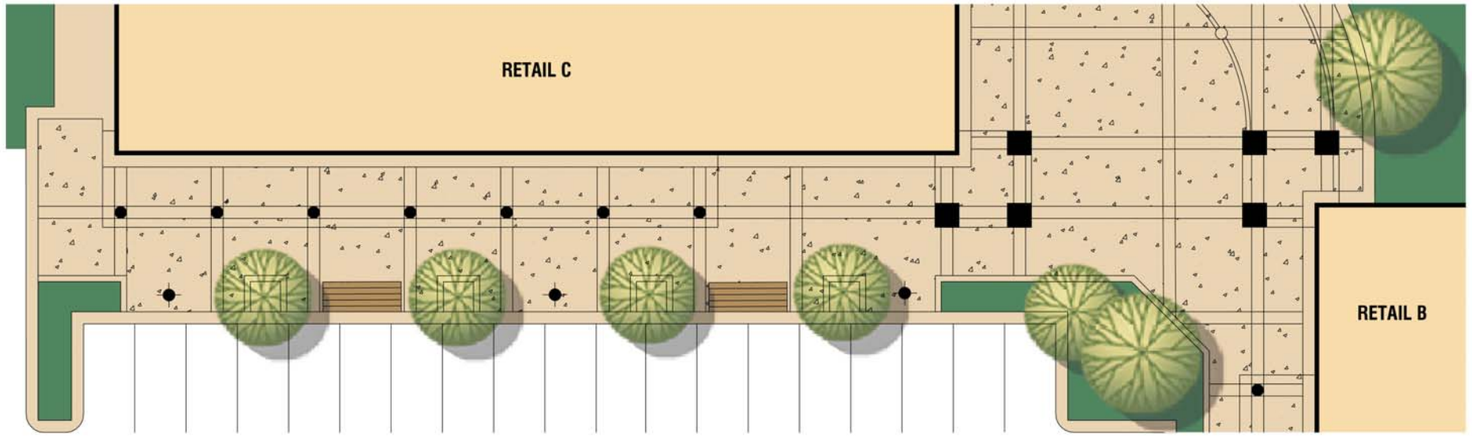
Home Depot East Long Beach
Conceptual Restaurant Building Elevations

EAST ELEVATION

NORTH ELEVATION



PARTIAL PLAN

LSA

FIGURE 3.6A

0 12 24
FEET

SOURCE: Greenberg Farrow (9/8/05)

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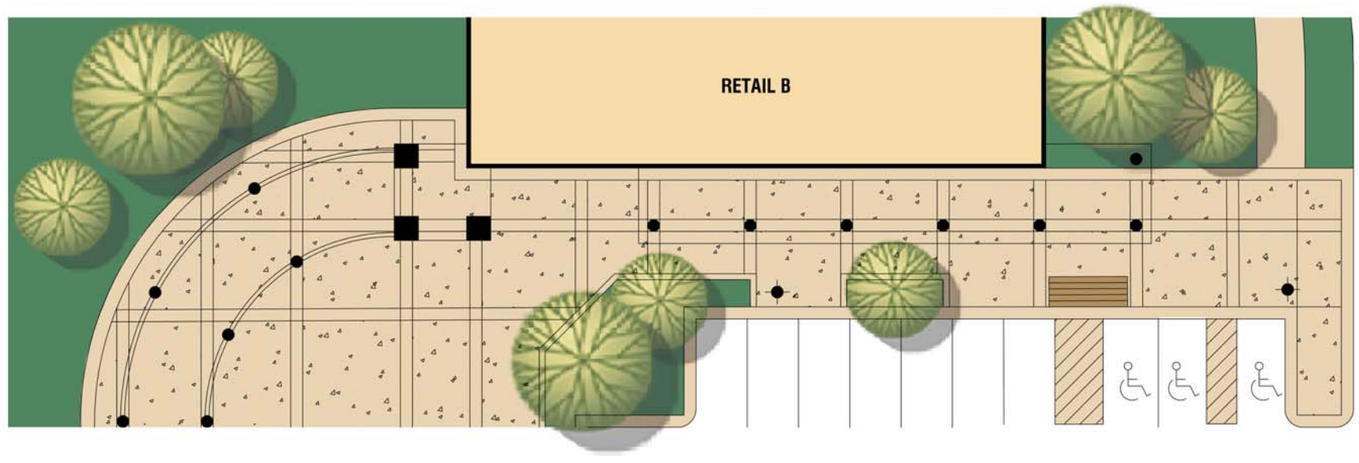
Home Depot East Long Beach

Conceptual Commercial Retail Building Elevations
(East-North)

WEST ELEVATION

SOUTH ELEVATION



PARTIAL PLAN

LSA

FIGURE 3.6B

0 12 24
FEET

SOURCE: Greenberg Farrow (9/8/05)

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Home Depot East Long Beach
Conceptual Commercial Retail Building Elevations
(West-South)

The proposed project includes improvements to the streetscape along the east side of Studebaker Road. Curb, gutters, and a 10-foot-wide (minimum) sidewalk compliant with Americans with Disabilities Act (ADA) standards will be installed adjacent to the project site. To accommodate these improvements, the property line will be relocated to the inside edge of the sidewalk by dedication of street right-of-way or by granting an easement to the City of Long Beach.

Related Site Improvements. Other proposed site improvements include construction of trash and palette enclosures, security lighting, signage, and landscaping. Trash, palette, and propane enclosures are proposed in the rear of the Home Depot building facing south (Figure 3.3). A freestanding project sign would be placed at the main entrance to the project site and adjacent to the southern driveway facing Studebaker Road.

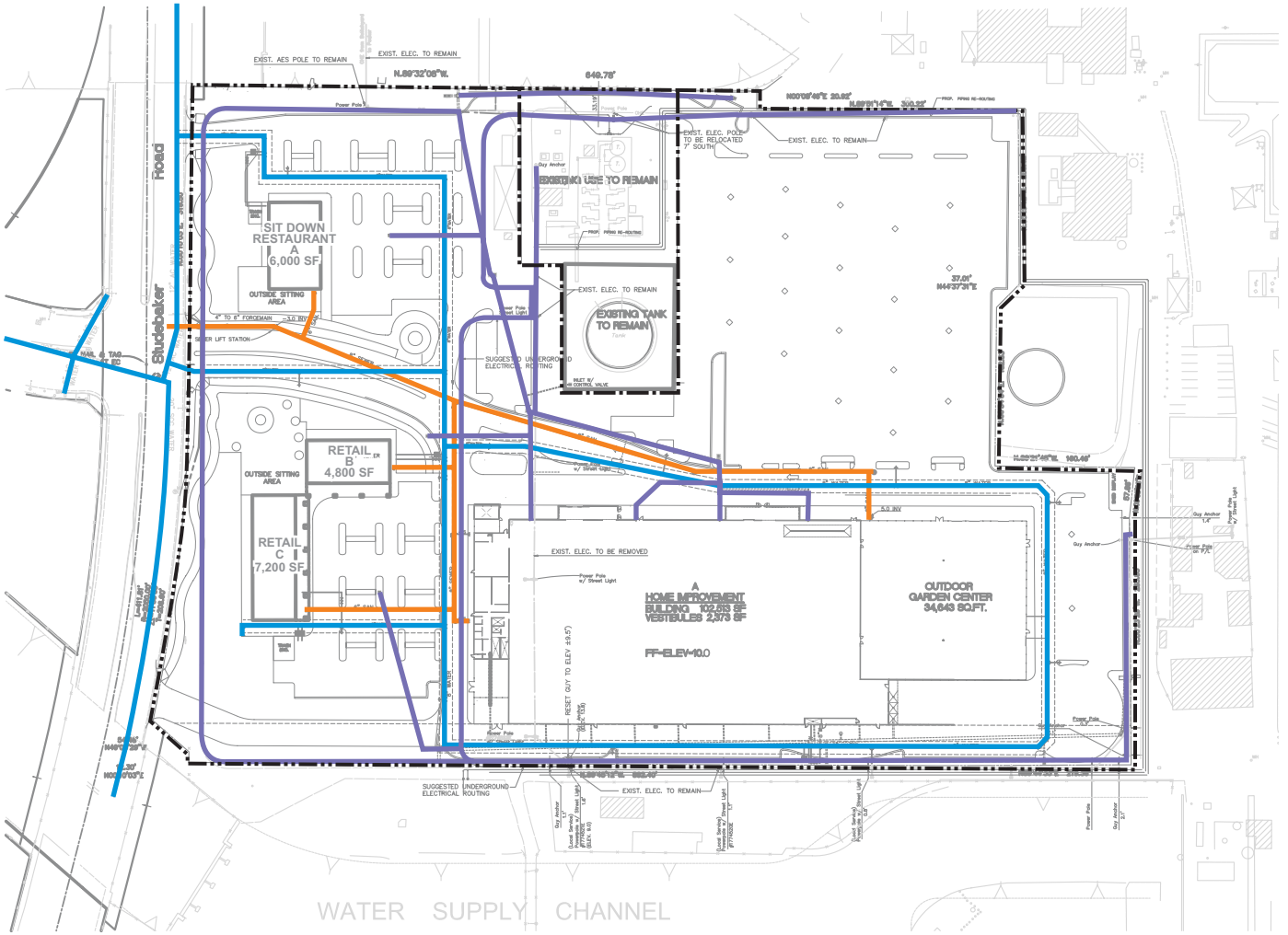
Infrastructure. Development of the retail-commercial center includes the provision of necessary infrastructure, including drainage, sewage disposal, water, solid waste, electricity, natural gas, and telecommunications.

The project infrastructure components will require improvements to, and connection with, off-site and on-site infrastructure systems. These systems, consisting of water, electricity, natural gas, telephone and cable television/telecommunication lines, sewerage, storm drains, and street improvements, will be constructed on and off site and will be fully provided and maintained by the property owners (on-site facilities), municipal agencies, or utility service providers. See Tables 3.B and 3.C for a complete list of infrastructure improvements and Responsible Agencies.

A backbone infrastructure plan has been developed to serve the proposed uses. Infrastructure plans and connections to off-site utilities are further described and assessed in Section 4.10, Public Services/Utilities.

Water, Sewer, and Gas Utilities. The on-site water, sewer, and electrical systems are depicted in Figure 3.7. The water system on site will be considered private and will be maintained by Studebaker LB, LLC. The on-site sewer system will be constructed to Long Beach Planning and Building standards and maintained by Studebaker LB, LLC. Gravity sewer lines in public streets or Long Beach Water Department (LBWD) easements will be designed to LBWD standards. The project also includes the annexation of the project site into Los Angeles County Sanitation District No. 3. The off-site natural gas lines will be constructed to City of Long Beach Energy Department (LB Energy) standards and maintained by LB Energy, the provider of natural gas within the City. Project construction includes installation of a 14-inch gas line connecting the development to an existing 4-inch gas line at Studebaker Road and Seventh Street, or an existing 16-inch gas line in Studebaker Road.

Due to the lack of existing sanitary sewer facilities at the site, the proposed project includes a means to safely convey the project's sanitary sewage from the proposed Home Depot site to the public sewer system as well as improvements to the existing sewer system. Figure 3.8, Sewer Line Extension, illustrates the proposed changes to the existing sewer system.



LSA

LEGEND

- Water
- Sewer
- Electricity

N

0 100 200

FEET

SOURCE: Madison Civil Engineering/Land Surveying

FIGURE 3.7

Home Depot East Long Beach

Conceptual Utility Plan

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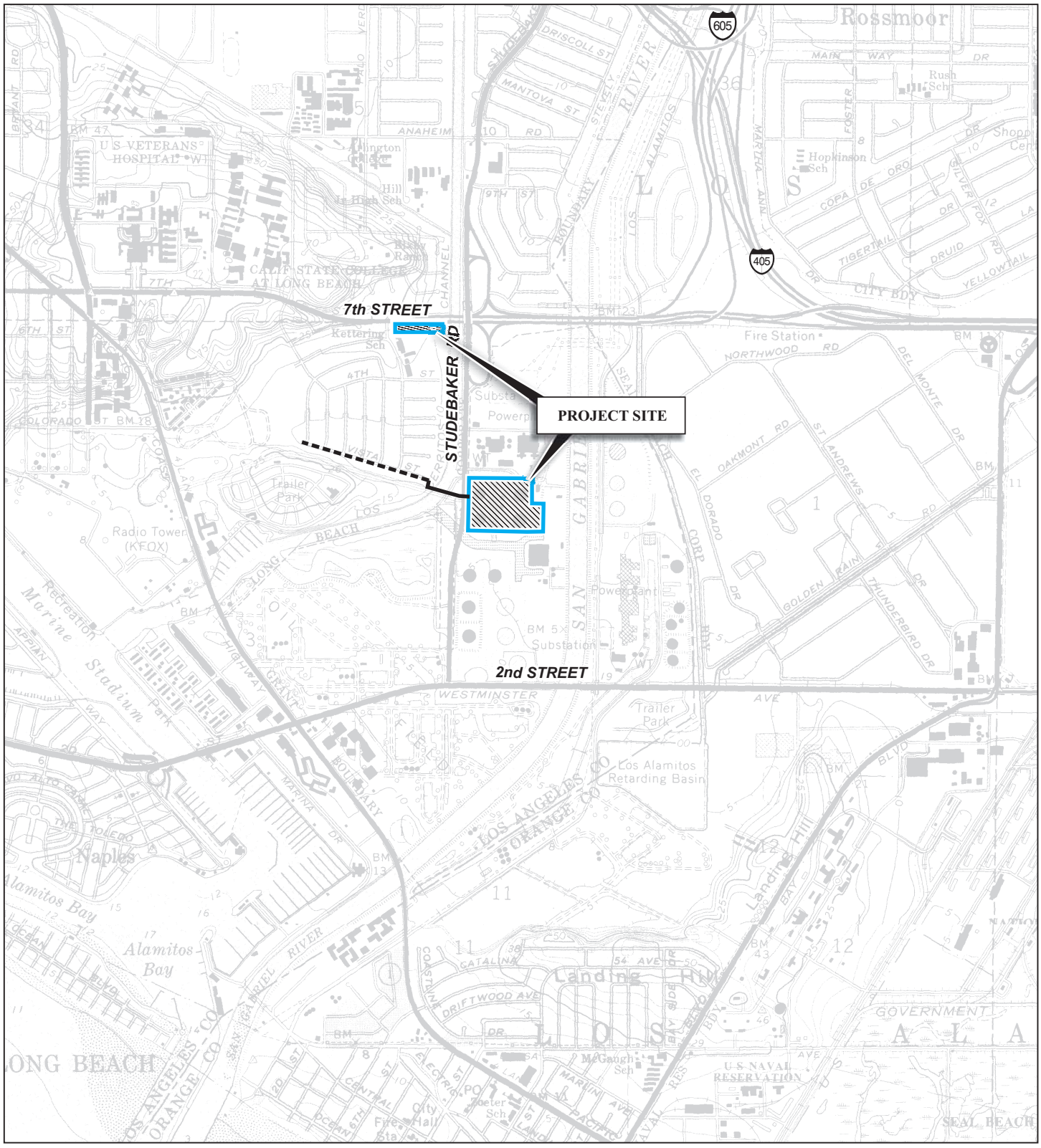

LSA

PROJECT AREA

PROPOSED 4" FORCE MAIN

EXISTING 8" SEWER LINE

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0 1000 2000

FEET

FIGURE 3.8

Home Depot East Long Beach

Conceptual Sewer Line Extension

SOURCE: USGS 7.5' Quads - *Seal Beach & Los ALamitos, Ca.*

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The proposed on-site sewer system will collect all sanitary waste from the development and discharge to an on-site lift station located approximately 300 feet east of the development's main entrance. The lift station will be equipped with a wet well, which will temporarily hold the wastewater for periodic pumping and contain peak-flow volumes. The wet well will be sized to contain approximately twice the volume needed for the estimated peak-flow volumes. The lift station would be equipped with primary (lead) and secondary (back-up) grinder pumps. These pumps grind large materials to eliminate potential clogging and will produce flows of approximately 10 to 15 gallons per minute (gpm) and a combined maximum output of approximately 30 gpm if both pumps operate simultaneously. Whenever there is sufficient volume in the lift station wet well, level sensors will activate the lead pump. On average, the pumps would operate less than three hours per day. Should the lead pump fail, the back-up pump would start automatically. The pumps will be carefully selected and controlled such that the lift station cannot exceed the maximum pumping capacity allowed by the City to assure that the residential sewer will not back up.

The lift station would also be equipped with an odor control system to eliminate odors. Wastewater generates odors when stored for a long period of time and begins to undergo anaerobic (i.e., without air) degradation. Three types of odor control technology will be considered. The first prevents degradation by blowing air into the storage tank. The second and third technologies remove odor that may be created by long-term (hours) wastewater storage.

Sewage would flow from the lift station to the City of Long Beach sewer system via a low-pressure pipe (force main) beneath Studebaker Road and across the Los Cerritos Channel. The pipe across the channel will be double-walled to contain any leaks that might occur in the primary pipe. A leak detection system will be installed to detect any leaks in the primary pipe. If a leak is detected, the system will send an alarm notification indicating that repair is needed. After the force main crosses the channel, it will submerge again until reaching the intersection of Loynes Drive and Vista Street. The pressure pipe will discharge by gravity to the first manhole in the Vista Street sewer system, located approximately 200 feet north of the intersection.

The project includes the replacement of 265 feet of an existing 8-inch-diameter public sewer line with a 10-inch-diameter sewer line in Vista Street between Daroca Street and Margo Street and the replacement of 261 feet of an 8-inch-diameter sewer line with a 10-inch-diameter sewer line between the manhole at Daroca Street and Vista Street and the first manhole in the golf course. Replacement of the existing 8-inch-diameter sewer line with 10-inch-diameter sewer line will serve the proposed project and correct the hydraulic overloading conditions that currently exist during wet weather. For additional information related to the sewer system, refer to Section 4.10, Public Services and Utilities.

Storm Drain System. A comprehensive surface drainage/storm drain system has been developed to collect and convey runoff on the project site into the two water supply channels from the Los Cerritos Channel immediately surrounding the project site to the north and south. Storm runoff from on-site development and slopes will be collected by a new on-site storm drain system and conveyed to inlet structures where it will be treated. After treatment, storm water runoff will be conveyed from the inlet structures to the intake channels and discharged.

A Preliminary Hydrology Study has been prepared for the project and is available for review at the City of Long Beach Department of Planning and Building. The project is subject to the new Los Angeles County Standard Urban Storm Water Mitigation Plan (SUSMP) and is required to implement structural or treatment control Best Management Practices (BMPs) as required (refer to Section 4.4, of DEIR 2005).

Pipeline Relocation. As part of the proposed project, the existing facilities that service the Pacific Energy pump station and associated tanks, AES power generating station to the north of the planned development, and LADWP's fuel oil pipeline will need to be removed and/or relocated.

The Pacific Energy receiving and pump station, located in the northern portion of the project site, is served by several pipelines owned by Pacific Energy, as well as one 12-inch line owned by the LADWP. In addition, the station has one 24-inch line and two 12-inch lines that move crude oil and fuel oil into and out of tanks located to the south of the proposed development on property owned by Pacific Energy. All three lines will be rerouted through the property to maintain service to the pump station and tanks. This reroute will follow planned roads and parking areas of the development to ensure future access to the lines for inspection and maintenance. All three lines will be routed from the existing pump station on the north side of the development directly south across the property. One of the 12-inch lines and the 24-inch heated line will be contained within a concrete box structure approximately 6 feet deep (bottom of concrete box structure); the other 12-inch line will be directly buried 3 to 4 feet deep and will generally follow the route of the concrete box.

Other activities related to the pump station include relocating the rectifier system (small electrical box) for the pipeline facilities to inside the station walls; reroute of electrical service to the station, most likely via underground installation; rerouting of the natural gas service to the station; and relocation of the private fire water system on the property.

AES also has several out-of-service pipelines on the property that will be demolished and removed as part of the project. Communication lines that cross the property will be rerouted into the road and parking areas of the proposed development and follow from the north side of the property to the south side, running just west of the proposed Home Depot building.

The 12-inch pipeline owned by LADWP that enters the property on the northwest side and runs along the northern boundary and ultimately across the property to the Haynes Generating Station on the east side of the channel will remain in its current location. The pig receiving facilities, however, will be relocated from the pump station area to the LADWP facility on the east side of the channel.

The existing LADWP cutter tank and all other existing fuel and crude oil facilities on the property will be removed from the property as part of this project.

Lighting. Security lighting is proposed throughout the parking area and would consist of energy-efficient luminaries mounted on standard light poles limited to 40 feet in height. To control nighttime lighting spill and glare, parking lot lighting poles will be designed with a reflector system to restrict light to the lower portion of the lighted area (i.e., direct light down instead of into the night sky) and turned off after business hours with the exception of security lights. The project would have 45–50

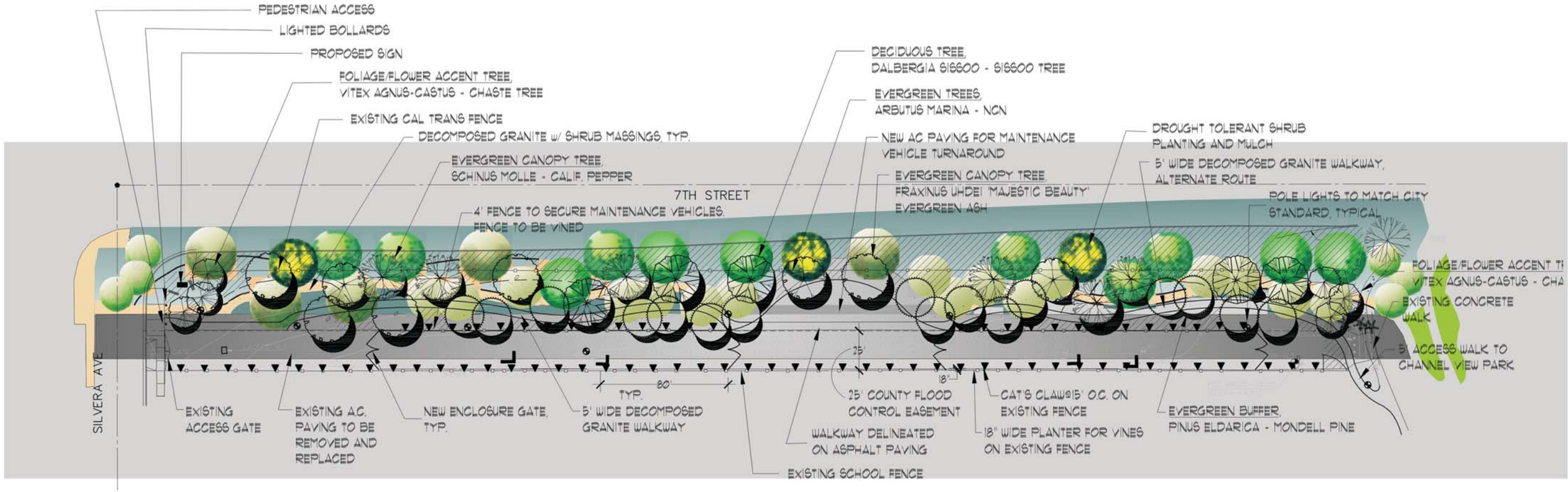
light standards with metal halide lamps spaced throughout the site and around the Home Depot building, and include an on-site transformer pad/lab box for the lighting system to be located on site at the rear of the main Home Depot building.

Landscaping and Open Space. Landscaping is proposed along the perimeter of the proposed Home Depot site, in parking area islands, and adjacent to buildings. In addition to on-site landscaping and open space, the proposed project also includes landscaping of 1.37 acres southeast of the intersection of East 7th Street and Silvera Avenue, adjacent to the Channel View bike path. Kettering Elementary School borders the site to the south. The site consists of 0.31 acre of Caltrans right-of-way, a 0.43-acre flood control easement, and a 0.63-acre private property that will be deeded to the City for inclusion in its inventory of open space. The site is currently vacant (with the exception of electrical and water equipment vaults and several wooden sheds owned by Los Angeles County Flood Control), asphalt paved, and surrounded by fencing with site access at the eastern and western ends. An asphalt berm is present along the southern boundary of the site. The proposed project includes removal of the existing asphalt, landscaping with a mix of low maintenance and drought tolerant plant materials, and construction of a 5-foot concrete walkway that will traverse the length of the site**.** The project applicant will repave portions of the Los Angeles County Flood Control District easement for maintenance purposes and enter into a use agreement with the Los Angeles County Flood Control District for landscaping of the remaining portions. Drainage swales will be included in site design to direct water away from Kettering Elementary School. Figure 3.9 provides a conceptual landscape plan for the proposed open space area. Maintenance of this area will be the responsibility of the City of Long Beach.

Landscaping will consist of a combination of trees, shrubs, and groundcover. All planted areas would be irrigated according to plant type and environmental exposure by an automatically controlled, electrically activated underground piped irrigation system for water conservation and to minimize erosion. All landscaping plans and irrigation systems would conform to City Zoning Code requirements for on-site landscaping and street trees. The landscaping plan for the project site at the intersection of Studebaker Road and Loynes Drive is presented in Figure 3.10, Conceptual Landscape Plan. The site plan was revised to include approximately 19,000 additional square feet of open space and landscaping. With the revisions, the proposed project landscaping and open space would cover approximately 27.55 percent (approximately 196,900 square feet) of the site. With inclusion of these parcels, approximately 33 percent (approximately 256,871 square feet) of the total project area would be dedicated to open space.

Plant material selections include weeping willows, magnolias, crape myrtles, white alders, and shrubs and ground cover, as shown in Figure 3.10. Maintenance of the project site (on Studebaker Road) landscaping would be the responsibility of the property owners or lessees. Trees planted within six feet of walks, curbs, or paving would be planted with a root barrier. All plantings would be finished with a 2-inch layer of shredded bark mulch.

No removal of street trees is planned, but if any trees on City property (e.g., street trees) are removed, a 2-to-1 replacement requirement applies.



SHRUBS/GROUNDCOVERS PALETTE:

LANTANA SPECIES - LANTANA
SALVIA GREGII - SAGE
AGAVE ATTENUATA - AGAVE
OENOTHERA BERLANDIERI - OENOTHERA
ROSA BANKSIAE 'YELLOW' - ROSE
ROSMARINUS OFFICINALIS ' TUSCAN BLUE' - ROSEMARY

AREA SUMMARY
Landscape Improvements - Caltrans R.O.W. = (+/-) 13, 814 S.F. (.31 Acres)
Private Parcel - Landscape improvements - (+/-) 27, 424 S.F. (.63 Acres)
Flood Control Property - Landscape/Hardscape improvements (+/-) 18, 730 S.F. (.43 Acres)
Total Area of Improvements (+/-) 59, 968 S.F. (1.37 Acres)

LSA

FIGURE 3.9

N

0 40 80
FEET

SOURCE: Greenberg Farrow (3/17/06)

I:\CLB430A\G\Landscape_Plan_OS.cdr (5/23/06)

Home Depot East Long Beach
Open Space Conceptual Landscape Plan

PLANT PALETTE:

- SALIX BABYLONICA - WEEPING WILLOW
- MAGNOLIA GRANDIFLORA 'ST. MARY'S - MAGNOLIA
- PISTACIA CHINENSIS - CHINESE PISTACHE
- PINUS CANARIENSIS - CANARY ISLAND PINE
  MELALUECA LEUCADENDRON - CAJEPUT TREE
- TIPUANA TIPU - TIPU TREE
- LAGERSTROEMIA FAUERI - CRAPE MYRTLE
- PRUNUS CERASIFERA - PURPLE LEAF PLUM
- SEQUOIA SEMPERVIRENS 'SOQUEL' - SEQOUIA
  ALNUS RHOMBIFOLIA - WHITE ALDER

SHRUB & GROUNDCOVER PALETTE:

- LIGUSTRUM JAPONICUM 'TEXANUM' - TEXAS PRIVET
- PHORMIUM TENAX - NEW ZEALAND FLAX
- NANDINA DOMESTICA - HEAVENLY BAMBOO
- RAPHIOLEPIS INDICA - INDIA HAWTHORNE
- HEMEROCALLIS HYBRID - DAY LILY
- TRACHELOSPERMUM JASMINOIDES - STAR JASMINE
- PITTOSPORUM TOBIRA 'VARIEGATA' - VARIEGATED PITTOSPORUM
- ANIGOZANTHOS FLAVIDUS - KANGAROO PAW
- LIRIOPE MUSCARI - BIG BLUE LILY TURF
- MYOPORUM PARVIFOLIUM - MYOPORUM
- LONICERA JAPONICA 'HALLIANA' - HALL'S HONEYSUCKLE
- GAZANIA MITSUWA 'YELLOW' - GAZANIA

LSA

FIGURE 3.10

N

0 75 150
FEET

SOURCE: Greenberg Farrow (12/19/05)

I:\CLB430A\G\Landscape_Plan_Main.cdr (5/23/06)

Home Depot East Long Beach
Conceptual Landscape Plan

Construction Period and Grading. Construction of the proposed project is anticipated to take approximately 8 to 12 months. Construction would involve demolition, clearing, grading, and construction of the proposed buildings and all site improvements. Demolition will include the removal of the LADWP AST and associated equipment and pipelines, the former hazardous material storage area, the hose storage building, the pig launching area[1], Tanks 1–4, Tank 6, and associated aboveground and underground piping. Proposed grading would involve cut and fill grading techniques, consisting of approximately 40,460 cubic yards of cut and 18,490 cubic yards of fill to be used for the construction of on-site embankments, which would result in a net export of approximately 21,970 cubic yards of fill material. A preliminary grading plan for the site is shown in Figure 3.11.

3.4 DISCRETIONARY ACTIONS

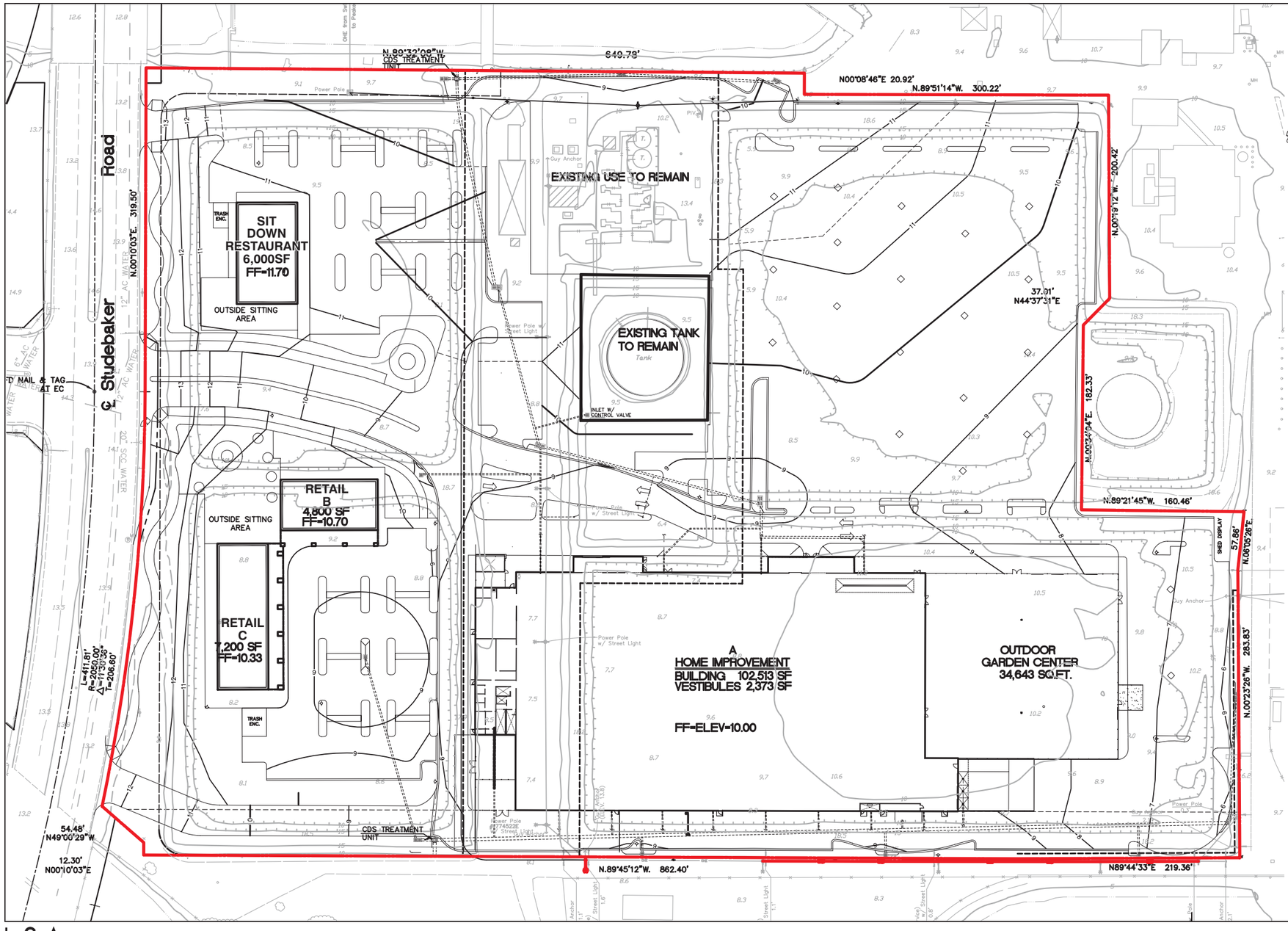
The purpose of this EIR is to analyze the proposed development and activities further described and analyzed in Chapter 4.0, and it is intended to apply to all listed project approvals as well as to any other approvals necessary or desirable to implement the project.

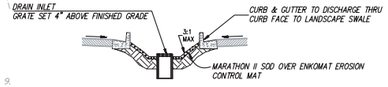
This EIR is intended to inform decision makers and the public of the environmental effects of implementing the proposed project and of the mitigation measures or alternatives available that lessen or avoid significant impacts. This EIR analyzes and documents the impacts of the proposed project and all discretionary and ministerial actions associated with the project. The City of Long Beach, as Lead Agency, will use this EIR in assessing the effects of the City actions detailed below.

Development of the proposed project will require discretionary approvals by the City of Long Beach, the Lead Agency, and by Responsible Agencies. The City's discretionary actions include the following:

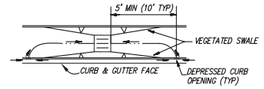
- Local Coastal Development Permit (LCDP) to allow for the construction of the proposed retail-commercial development within a coastal area; the discharge of treated storm water into the Los Cerritos Channel; and the construction of a sewer force main along the bridge over the Cerritos Channel in Loynes Drive
- Conditional Use Permit to allow retail trade in Subarea 19 of PD-1 (SEADIP)
- Site Plan Review
- Signage Program for the retail-commercial center
- Standards Variances for the following:
    1. Exception from the City Municipal Code to permit the construction of the following curb cuts on Studebaker Road in lieu of the allowable 24-foot-0-inch-wide curb cuts:
        a. A 68-foot-0-inch-wide curb cut at Loynes Drive
        b. A 35-foot-0-inch-wide curb cut at the southern boundary of the site
        c. A 30-foot-0-inch-wide curb cut at the northern boundary of the site

[1] A series of piping and values used to insert a "pig" into the pipelines to clean them.





TYPICAL INLET AND VEGETATIVE SWALE DETAIL
N.T.S.



TYPICAL INLET AND VEGETATIVE SWALE DETAIL
N.T.S.

EARTHWORK

STATEMENT OF QUANTITIES:

CUT:	39,500 CUBIC YARDS
FILL:	16,550 CUBIC YARDS
NET:	22,950 CUBIC YARDS (EXPORT)

Note: The quantities as shown hereon are for permit and/or bonding purposes only.

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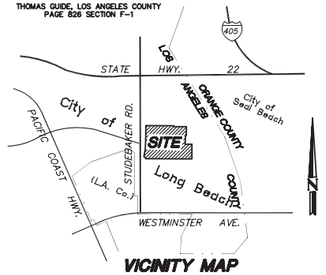
PAGE 826 SECTION F-1



VICINITY MAP
NOT TO SCALE

NOTES

1. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF STUDEBAKER ROAD BEING N00°10'03"E PER L.A.S 9704-09 RECORDS OF COUNTY OF LOS ANGELES.
2. BUILDING SETBACK REQUIREMENTS PROVIDED BY THE CITY OF LONG BEACH PLANNING DEPARTMENT: ZONING – IG (GENERAL INDUSTRIAL ZONE)
   FRONT YARD: 20 FEET CITY OF LB ZONING ORDINANCE C-7827
   SIDE YARD: 0 FEET CITY OF LB ZONING CODE, TABLE 33-4
   REAR YARD: NONE CITY OF LB ZONING CODE, TABLE 33-4
3. LANDSCAPED SETBACK REQUIREMENTS PROVIDE BY CITY OF LONG BEACH PLANNING 308 MINIMUM SHALL BE DEVELOPED AND MAINTAINED AS USABLE OPEN SPACE PER CITY OF LONG BEACH ORDINANCE C-7827
4. UTILITY STATEMENT
   THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
5. ADJACENT PROPERTY OWNERSHIP AND ASSESSOR'S PARCEL NUMBERS INDICATED HEREON WAS PROVIDED BY LOS ANGELES COUNTY ASSESSOR'S LISTINGS.
6. ZONING: IG (GENERAL INDUSTRIAL ZONE)
7. TOPOGRAPHIC MAPPING DEPICTED HEREON WAS COMPILED BY CONVENTIONAL FIELD SURVEY METHODS.
8. UTILITIES ARE PROVIDED BY:
   WATER: CITY OF LONG BEACH
   MR. LARRY OAKS
   562-570-2330
   1800 E. WARDLOW ROAD
   LONG BEACH, CA 90807

   ELECTRIC: SOUTHERN CALIFORNIA EDISON
   MR. STEVE HOPPES
   562-981-8249
   2800 E. WILLOW AVENUE
   LONG BEACH, CA 90806

   GAS: LONG BEACH GAS DEPARTMENT
   MR. MIKE ZUKOSKI, SERVICE ENGINEER
   562-570-2030
   2400 EAST SPRING STREET
   LONG BEACH, CA 90806

   TELEPHONE: VERIZON
   MR. GREG MILLER
   714-375-6716
   7352 SLATER AVENUE
   HUNTINGTON BEACH, CA 92647

LEGAL DESCRIPTION

NOTE: THE FOREGOING LEGAL DESCRIPTION IS MADE SOLELY TO FACILITATE THE PREPARATION OF A PROFORMA TITLE REPORT AND IS NOT A LEGAL SUBDIVISION OF THE LAND PURSUANT TO THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF LOT LINE ADJUSTMENT RECORDED DECEMBER 12, 1997, AS INSTRUMENT NO. 97-1958950, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST ONE-HALF OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 12 WEST, IN THE RANCHO LOS ALAMITOS, AS SHOWN ON PARTITION MAP RECORDED IN BOOK 700 PAGE 141 OF DEEDS IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID EAST ONE-HALF;

THENCE S. 89° 49' 51" E. ALONG THE NORTHERLY LINE OF SAID SECTION 2, A DISTANCE OF 246.00 FEET TO A LINE PARALLEL WITH AND DISTANT 246.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID EAST ONE-HALF OF SECTION 2;

THENCE S. 00° 10' 03" W. ALONG SAID PARALLEL LINE, A DISTANCE OF 2614.95 FEET, BEING THE MOST NORTHERLY CORNER OF THE PARCEL OF LAND CONVEYED TO BIXBY RANCH BY DEED RECORDED MAY 22, 1963 AS INSTRUMENT NO. 4371, OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, ALSO BEING A POINT ON THE EASTERLY LINE OF STUDEBAKER ROAD AS DESCRIBED IN GRANT OF EASEMENT RECORDED MAY 19, 1965 AS INSTRUMENT NO. 3602, OFFICIAL RECORDS, OF LOS ANGELES COUNTY, CALIFORNIA, BEING THE TRUE POINT OF BEGINNING.

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL CONVEYED TO BIXBY RANCH, ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2050.00 FEET, THROUGH AN ANGLE OF 11° 30' 36" AN ARC LENGTH OF 411.82 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL CONVEYED TO BIXBY RANCH;

THENCE S. 49° 00' 29" E. ALONG THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO BIXBY RANCH A DISTANCE OF 54.48 FEET, TO A LINE PARALLEL WITH AND 246.00 FEET EASTERLY OF SAID WESTERLY LINE OF THE EAST ONE-HALF OF SECTION 2, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL CONVEYED TO BIXBY RANCH;

THENCE S. 00° 10' 03" W. ALONG SAID PARALLEL LINE, A DISTANCE OF 12.30 FEET;

THENCE S. 89° 45' 12" E., A DISTANCE OF 862.40 FEET;

THENCE N. 89° 44' 33" E., A DISTANCE OF 219.36 FEET;

THENCE N. 00° 23' 26" W., A DISTANCE OF 283.83 FEET;

THENCE N. 06° 05' 26" E., A DISTANCE OF 57.86 FEET;

THENCE N. 89° 21' 45" W., A DISTANCE OF 160.46 FEET;

THENCE N. 00° 54' 04" E., A DISTANCE OF 182.33 FEET;

THENCE N. 44° 37' 31" E., A DISTANCE OF 37.01 FEET;

THENCE N. 00° 19' 12" W., A DISTANCE OF 200.42 FEET;

THENCE N. 89° 51' 14" W., A DISTANCE OF 300.22 FEET;

THENCE N. 00° 08' 46" E., A DISTANCE OF 20.92 FEET;

THENCE N. 89° 32' 08" W., A DISTANCE OF 649.78 FEET TO SAID LINE PARALLEL WITH AND 246.00 FEET EASTERLY OF THE WESTERLY LINE OF THE EAST ONE-HALF OF SECTION 2;

THENCE S. 00° 10' 03" W. ALONG SAID LINE, A DISTANCE OF 319.50 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL "SOUTHERN CALIFORNIA EDISON COMPANY OPERATIONS IMPROVEMENTS" AS DEFINED AND SET FORTH IN THE GRANT DEED EXECUTED BY SOUTHERN CALIFORNIA EDISON COMPANY, A CALIFORNIA CORPORATION, AS GRANTOR AND AES ALAMITOS DEVELOPMENT, INC., A DELAWARE CORPORATION, A GRANTEE, RECORDED MARCH 15, 2001 AS INSTRUMENT NO. 01-424640, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO USE THAT PORTION ONLY OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO SAID 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM, AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF WELLS DRILLED INTO SAID SUB-SURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT SAID SELLERS, THEIR, HEIRS, SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, OR TO USE SAID LAND OR ANY PORTION THEREOF, TO SAID DEPTH OF 500 FEET, FOR ANY PURPOSE WHATSOEVER, AS SET FORTH IN THE DEED FROM ERNEST A. BRYANT, JR., AND ALLEN L. CHICKERING, AS TRUSTEES UNDER THE LAST WILL AND TESTAMENT OF SUSANNA BIXBY BRYANT, ALSO KNOWN AS SUSANNA P. BRYANT, DECEASED, RECORDED JULY 27, 1953 AS INSTRUMENT NO. 889 IN BOOK 42302 PAGE 73, OF OFFICIA RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT HOWEVER, THE RIGHT TO USE THE SURFACE THEREOF, AS EXCEPTED AND RESERVED IN THAT CERTAIN DEED TO EDISON SECURITIES COMPANY, A CORPORATION, DATED SEPTEMBER 2, 1953 AND RECORDED SEPTEMBER 15, 1953 AS INSTRUMENT NO. 2298 IN BOOK 42684 PAGE 232, OF OFFICIAL RECORDS. IN THE OFFICE THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER OR WHICH MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE RIGHT TO USE THAT PORTION ONLY OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, OR TO USE SAID LAND OR ANY PORTION THEREOF TO SAID DEPTH OF FIVE HUNDRED (500) FEET FOR ANY PURPOSE WHATSOEVER, AS PROVIDED IN DEED RECORDED MAY 22, 1963 AS INSTRUMENT NO. 4370.

APN: 7237-019-005

LSA

Legend

Project Boundary

0 60 120
FEET

SOURCE: MADISON ENGINEERING

I:\CLB430\G\HD ELB\Grading.cdr (5/25/05)

FIGURE 3.11

Home Depot East Long Beach
Conceptual Grading Plan

2. Exception from City Ordinance No. C-7827 to permit development in PD-1 (SEADIP) with less than 30 percent of the site to be retained for usable open space.

- Tentative Parcel Map

Other Ministerial City Actions

Ministerial permits/approvals, such as demolition and grading permits, building permits, and street work permits would be issued by the City to allow site preparation and construction of the proposed project and off-site project infrastructure. A ministerial permit will also be required to remove all existing trees from City-owned property, including trees in City parkways, if they cannot be incorporated into project landscaping.

Probable Future Actions by Responsible Agencies

Because the project also involves approvals, permits, or authorization from other agencies, these agencies are "Responsible Agencies" under CEQA. Section 15381 of the CEQA Guidelines defines Responsible Agencies as public agencies other than the Lead Agency that will have discretionary approval power over the project or some component of the project, including mitigation. Responsible Agencies having permitting or approval authority for some aspect of the project have been identified in Table 3.C.

Table 3.C: Probable Future Actions by Responsible Agencies

Responsible Agency	Action
State Water Resources Control Board	Applicant must submit a Notice of Intent (NOI) to Comply with the General Construction Activity National Pollution Discharge Elimination System Permit (NPDES)
County Sanitation Districts of Los Angeles County	Annexation of proposed project site to Sanitation District No. 3
City of Long Beach Water Department	Installation of sewer pipes from lift station to connection in Vista Street
California Department of Oil, Gas, and Geothermal Resources/City of Long Beach Department of Oil Properties	Petroleum pipeline relocation and abandonment
South Coast Air Quality Management District (SCAQMD)	Permit for operation of a diesel-powered emergency generator

3.5 IMPLEMENTATION/PHASING

The proposed project is planned for development in a single phase, including site preparation, grading, trenching, installation and connection of utilities, construction of access and parking, perimeter landscaping, and connection of on-site public utilities to utilities into the public street rights-of-way. Traffic circulation, storm water drainage, water, electrical, gas, and sewer system improvements will be integrated with the existing City and utility-owned infrastructure, as necessary.

3.6 PROJECT OBJECTIVES

Pursuant to Section 15124 of the CEQA Guidelines, the description of the proposed project contains a statement of the objectives of the proposed project and the underlying purpose of the project. The project objectives are based on Home Depot's Value Statement and the specific project objectives of the landowner and applicant. The objectives sought by the proposed project are as follows:

- Provide a conveniently located commercial retail center that includes a home improvement store as well as other retail center amenities that serve the needs of local residents, commercial and industrial developers, businesses, and employers in south Long Beach.
- Allow for the transition of the project site from brownfield to new uses that can provide jobs and economic activities that promote economic revitalization and growth in conjunction with the goals, programs, and policies included in the City of Long Beach's General Plan and PD-1 (SEADIP).
- Provide an economical reuse of the project site while minimizing adverse impacts to surrounding properties.
- Design and implement comprehensive site development standards that minimize adverse impacts to the environment through sensitive land use planning and design features.
- Enhance the economic vitality of the City of Long Beach and provide property tax, sales tax, and other revenue opportunities.

3.7 COMPARISON OF SITE PLANS

As previously stated, the purpose of this Recirculated Draft EIR is to inform decision makers and the general public of any significant adverse environmental effects associated with the proposed revised site plan for the East Long Beach Home Depot and to articulate differences between the project as currently revised and the project reviewed in the DEIR 2005. Table 3.D summarizes the differences between the projects analyzed in the DEIR 2005 and the project being analyzed in this document.

Potential environmental effects of the project related to the inclusion of the 1.37-acre site at the intersection of 7th Street and Silvera Avenue are addressed in Section 5.0 of this document. It should also be noted that the project, as analyzed in DEIR 2005, included a sewer line extension across the Los Cerritos Channel Street bridge (Loynes Drive) and installation of an 8-inch parallel line from the intersection of Vista Street and Daroca Street to the first manhole in the golf course. Therefore, potential impacts related to sewer line extension were included as part of the project analyzed in DEIR 2005. Refer to Section 4.10 of this document for additional analysis and discussion of this topic.

Summary of Physical Changes to the Project

Physical changes to the East Long Beach Home Depot project are summarized in Table 2.D. Revisions to the project resulting from changes to the site plan include the following:

- **Site Plan.** To accommodate approximately 19,000 additional square feet of on-site landscaping, parking aisles were reconfigured to the west of (adjacent to) the Home Depot building. In addition, 12 parking spaces were added on site.
- **Open Space.** Addition of 1.37 acres southeast of the intersection of 7th Street and Silvera Avenue. This area will be landscaped, and 0.63 acre will be deeded to the City of Long Beach for inclusion in its inventory of open space.
- **Sanitary Sewer Connection.** Replacement of 265 feet of an existing 8-inch-diameter sewer line with a 10-inch-diameter sewer line in Vista Street between Daroca Street and Margo Street. Replacement of 261 feet of an 8-inch-diameter sewer line with a 10-inch-diameter sewer line between the manhole at Daroca Street and Vista Street and the first manhole in the golf course.

Table 3.D: Comparison of Differences between the Site Plan Analyzed in DEIR 2005 and the Proposed Revised Site Plan

Project as Analyzed in the DEIR 2005	Revised Site Plan	Change
1. Exception from the Long Beach Municipal Code to permit the construction of the following curb cuts on Studebaker Road in lieu of the allowable 24-foot-0-inch-wide curb cuts • A 66-foot-0-inch-wide curb cut at Loynes Drive • A 35-foot-0-inch-wide curb cut at the southern boundary of the site • A 30-foot-0-inch-wide curb cut at the northern boundary of the site 2. Exception from Long Beach Ordinance No. C-7827 to permit development in PD-1 (SEADIP) with less than 30 percent of the site to be retained for usable open space 3. Exception from Long Beach Municipal Code Section 21.44.070 to permit the display of a 6-foot-wide by 10-foot-long government flag in lieu of the allowable 6-foot-wide by 6-foot-long government flag 4. Exception from Long Beach Municipal Code Section 21.33.130 to permit a flagpole to be placed on the roof of a building that exceeds the allowable height limit of 35 feet by 15 feet in lieu of the allowable 10 feet	1. Exception from the Long Beach Municipal Code to permit the construction of the following curb cuts on Studebaker Road in lieu of the allowable 24-foot-0-inch-wide curb cuts • A 68-foot-0-inch-wide curb cut at Loynes Drive • A 35-foot-0-inch-wide curb cut at the southern boundary of the site • A 30-foot-0-inch-wide curb cut at the northern boundary of the site 2. Exception from Long Beach Ordinance No. C-7827 to permit development in PD-1 (SEADIP) with less than 30 percent of the site to be retained for usable open space	• 68 foot curb cuts. • Variances for flag and flag pole are no longer requested.
• Three vehicular access driveways • 742 parking spaces • Streetscape improvements to the east side of Studebaker Road, including a 10-foot-wide sidewalk, parkway, and street right-of-way dedication • Studebaker Road/Loynes Drive: Add a westbound left-turn lane, westbound right-turn lane, and a westbound through lane • Restripe northbound Studebaker Road between the driveway and SR-22 to provide three through lanes • Install a traffic signal interconnect along Studebaker Road from 2nd Street to the westbound SR-22 ramp signal (requires Caltrans approval) • Develop and implement (with Caltrans) new traffic coordination timing for Studebaker	• Three vehicular access driveways • 754 parking spaces • Design and construct pedestrian access (sidewalk or other clear off-street pedestrian path) from Loynes Drive and Palo Verde Street to the project site across the Loynes Drive Bridge just west of Studebaker Road	• 12 parking spaces were added. • Remaining Transportation and Circulation PDFs in DEIR 2005 were incorporated into Mitigation Measures 4.11.2 through 4.11.9.

Project as Analyzed in the DEIR 2005	Revised Site Plan	Change
Road for both weekday and weekend traffic conditions • Develop and implement (with Caltrans) new traffic signal coordination timing along 2nd Street from Marina Drive to Studebaker Road using existing interconnect • Develop and implement (with Caltrans) new traffic signal coordination timing along Pacific Coast Highway between Studebaker Road and 7th Street for both weekday and weekend traffic conditions • Design and construct pedestrian access across the Loynes Drive Bridge just west of Studebaker Road • Design and stripe bike lane on Loynes Drive from Studebaker Road to Pacific Coast Highway, including new bicycle push buttons at Pacific Coast Highway/ Loynes Drive and Studebaker Road/Loynes Drive		• Bike lane on Loynes Drive is no longer proposed.
• 104,886-square-foot home improvement store • 34,643-square-foot garden center • Loading area/loading dock	• 102,513-square-foot home improvement store with 2,373 sf vestibules • 34,643-square-foot garden center • Loading area/loading dock	No change. Vestibules not calculated as part of building square footage.
• Parkway landscaping • Perimeter landscaping • Parking lot landscaping • On-site landscaping	• Parkway landscaping • Perimeter landscaping • Parking lot landscaping • On-site landscaping • Landscaping of 1.37-acre site located southeast of the intersection of East 7th Street and Silvera Avenue, adjacent to the Channel View Park bike path	Approximately 19,000 square feet of landscaping has been added on site and 1.37 acre of off-site open space/landscaping has been added
• Construction and operation of a private lift station with hydropneumatic pumps and a concrete-lined holding tank with odor control system • Four-inch force main construction from project site to connection in Vista Street • Eight-inch sewer line paralleling existing sewer line in Vista Street	• Construction and operation of a private lift station with grinder pumps and a concrete-lined holding tank with odor control system • Two-inch low-pressure pipeline (force main) construction from project site to a connection near the intersection of Loynes Drive and Vista Street • Replacement of 265 feet of an existing 8-inch public sewer line with a 10-inch sewer line in Vista Street between Daroca Street and Margo Street • Replacement of 261 feet of a 8-inch sewer line with a 10-inch-diameter sewer line between the manhole at Daroca Street and Vista Street and the first manhole in the golf course	Sewer replacement in Vista Street • Increase capacity of existing sewer lines